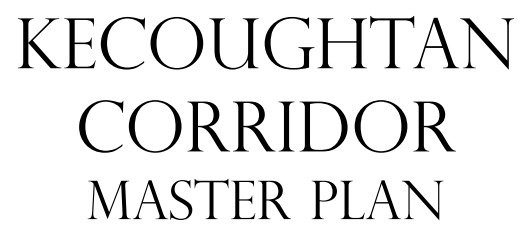


KECOUGHTAN CORRIDOR MASTER PLAN

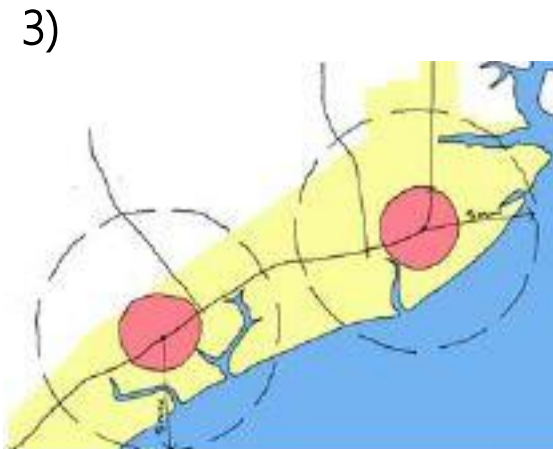


ADOPTED BY CITY COUNCIL ON JANUARY 25, 2006



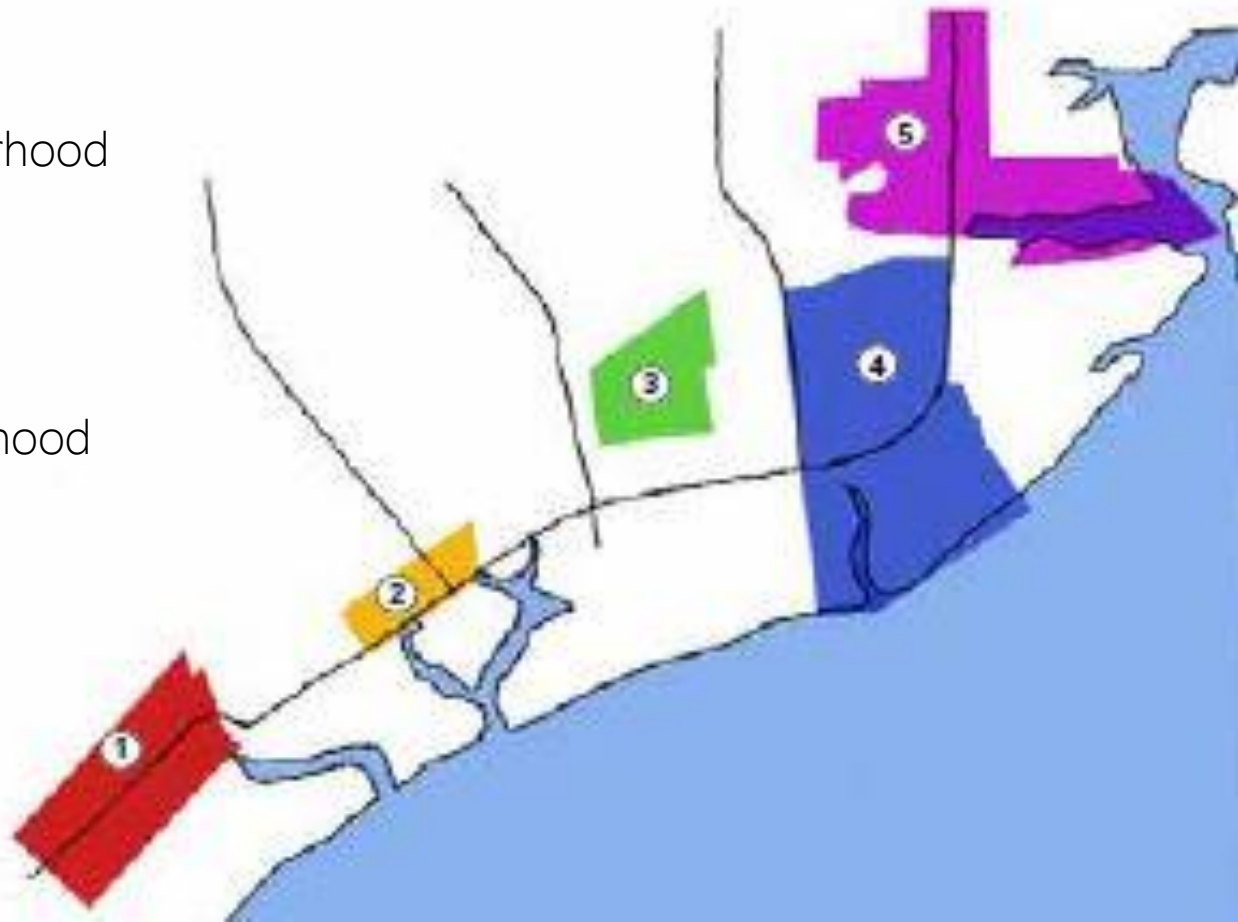
KECOUGHTAN CORRIDOR PLANNING PRINCIPLES

1. Residential Blvd / Main St
2. Memorable Places
3. Commercial Nodes
4. Diminish Incompatibilities
5. Preserve Character
6. Establish Connections



KECOUGHTAN CORRIDOR INITIATIVE AREAS

1. West Kecoughtan Gateway
2. West Kecoughtan Neighborhood Commercial Center
3. New School Site
4. East Kecoughtan Neighborhood Commercial Center
5. Sunset Creek Area



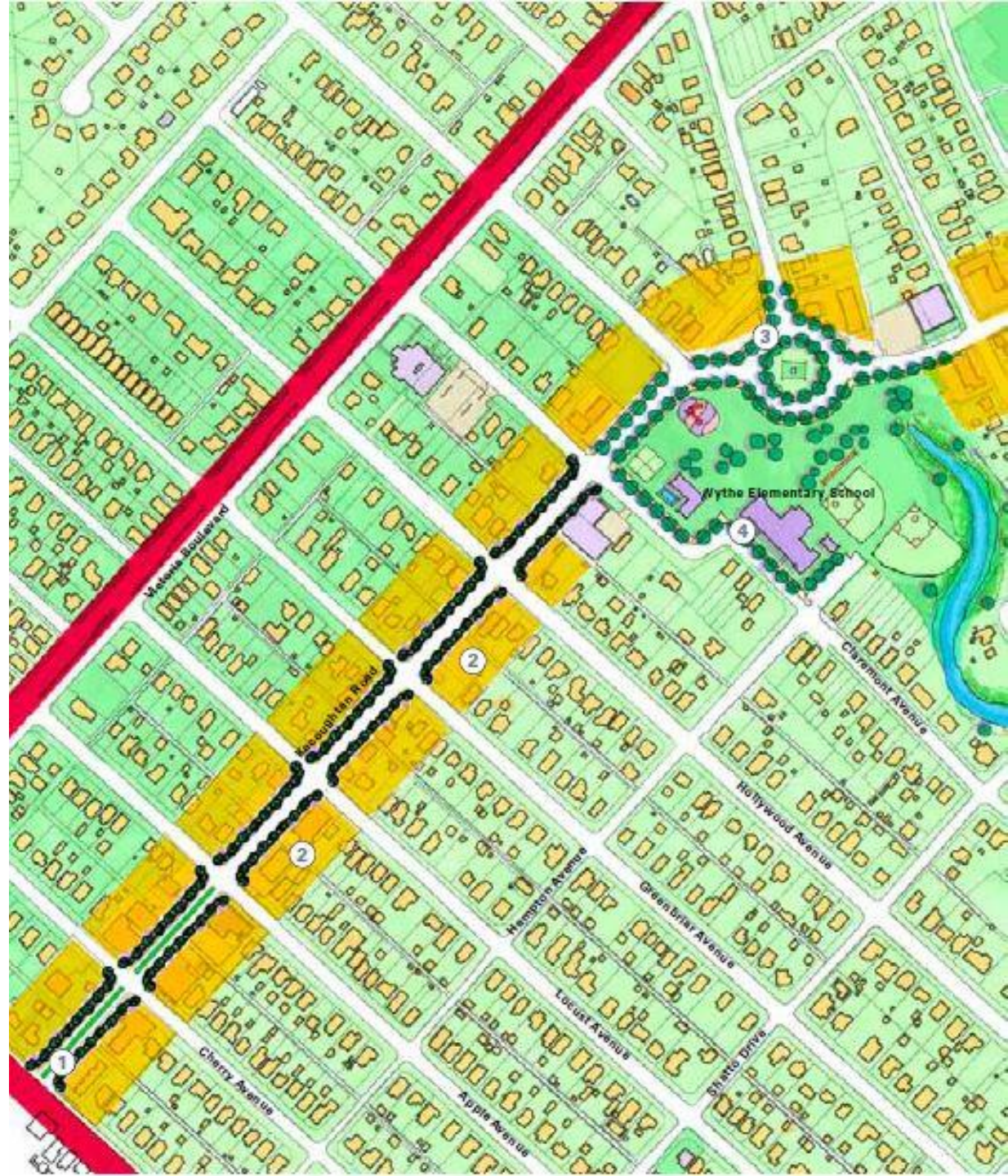
WEST KECOUGHTAN GATEWAY

Streescaping/Gateway
Improvements

New Housing

Relocated Fire Station

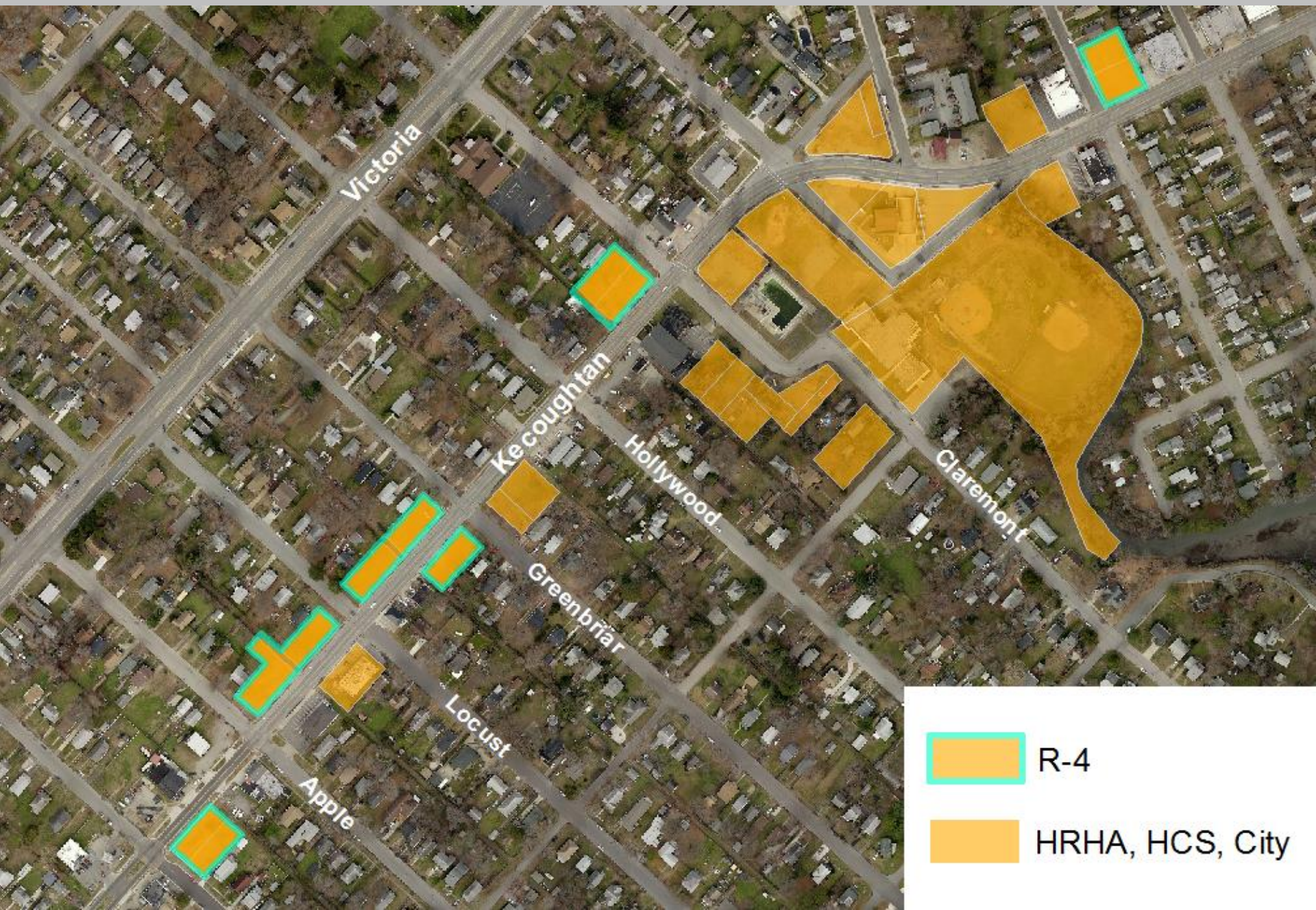
Wythe School Reuse



GATEWAY – STREETSCAPE



NEW HOUSING



NEW HOUSING



WYTHE FIRE STATION



WYTHE SCHOOL REUSE



WEST KECOUGHTAN COMMERCIAL CENTER

Commercial Infill/Renovation

Powhatan Pkwy Gateway

Streetscaping

Indian River Access



NEW SCHOOL SITE ANDREWS PK-8



EAST KECOUGHTAN COMMERICAL CENTER

Streetscaping

Pressy/Otley – Merrimac
Apartments

Sussex Revitalization



LASALLE AND KECOUGHTAN



PRESSY/OTLEY – MERRIMAC APTS



PRESSY/OTLEY



- A)** Moss Ave. Entrance
- B)** Neighborhood Park
- C)** Entryway Park

a supplement to *The Curb Appeal Guide*

sussexstyle

5 easy color combos
for painting

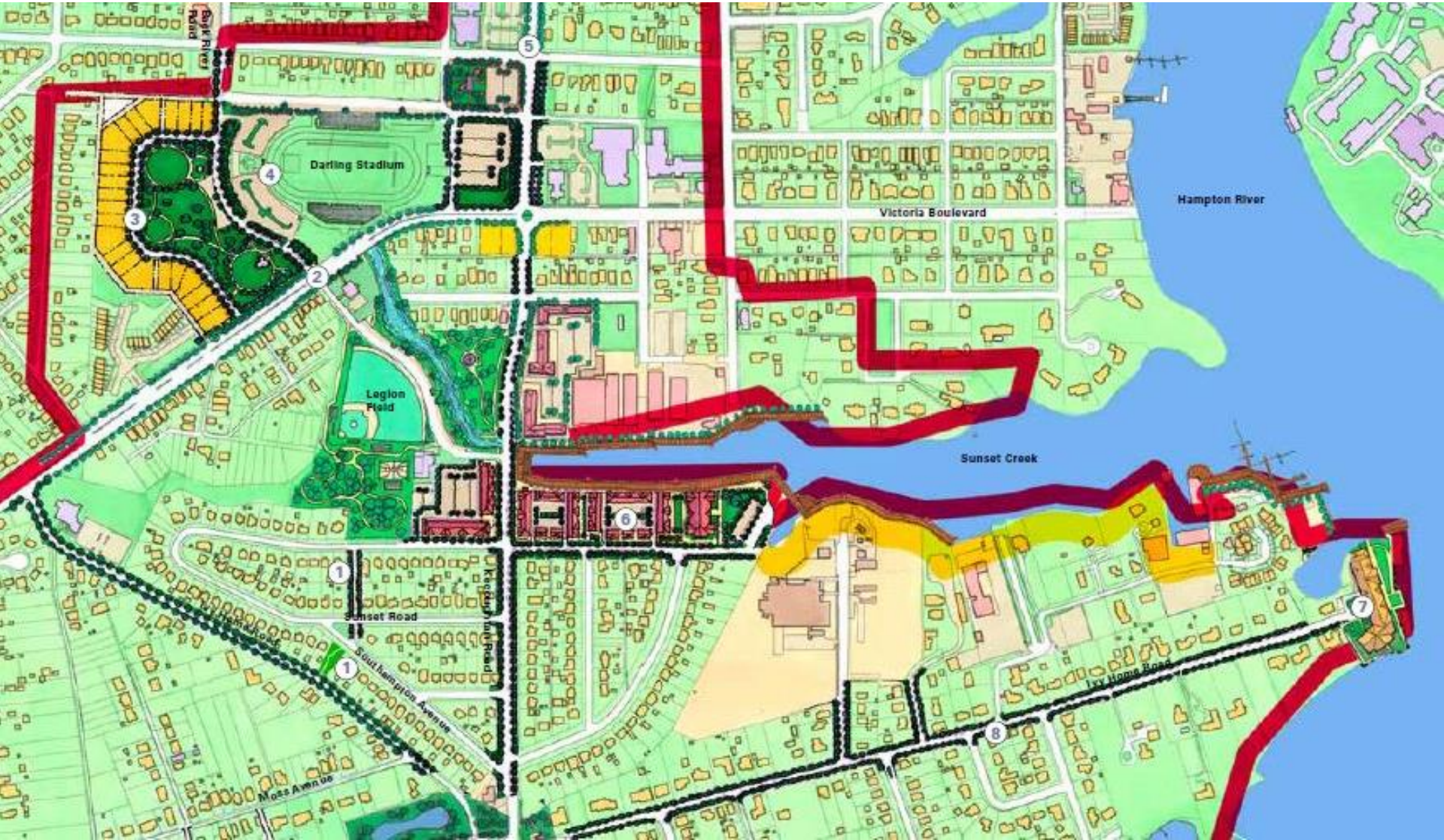
make an
entrance
with decorative
entry designs

spruce it up:
landscaping
plans for
different
budgets

park it:
get off-street
parking!



SUNSET CREEK



SUNSET CREEK



KECOUGHTAN
CORRIDOR
MASTER PLAN

QUESTIONS?